160.0	0001	0009.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,400 / 720,400
					USE VALUE:	720,400 / 720,400
					ASSESSED:	720,400 / 720,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARCHESANO JOHN & AMY
Owner 2:	
Owner 3:	
Street 1:	126 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ANTWORTH CHARLES R--ETAL -
Owner 2:	ANTWORTH MARY T -
Street 1:	126 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,480 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2890 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7480.000	269,300		451,100	720,400
Total Card	0.172	269,300		451,100	720,400
Total Parcel	0.172	269,300		451,100	720,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 249.27 | /Parcel: 249.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106496
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0009.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,300	0	7,480.	451,100	720,400	720,400	Year End Roll	12/18/2019
2019	101	FV	218,500	0	7,480.	451,100	669,600	669,600	Year End Roll	1/3/2019
2018	101	FV	193,200	0	7,480.	399,500	592,700	592,700	Year End Roll	12/20/2017
2017	101	FV	193,200	0	7,480.	335,100	528,300	528,300	Year End Roll	1/3/2017
2016	101	FV	193,200	0	7,480.	335,100	528,300	528,300	Year End	1/4/2016
2015	101	FV	192,300	0	7,480.	290,000	482,300	482,300	Year End Roll	12/11/2014
2014	101	FV	192,300	0	7,480.	280,300	472,600	472,600	Year End Roll	12/16/2013
2013	101	FV	192,300	0	7,480.	266,800	459,100	459,100		12/13/2012

!12491!

PRINT

Date	Time
12/11/20	02:34:34

LAST REV

Date	Time
10/15/18	08:25:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12491

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANTWORTH CHARLE	66008-83		8/31/2015		616,000	No	No		
	20173-254		10/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2017	1514	Heat App	4,000	C				
2/16/2017	161	Addition	141,999	O				
1/17/2017	56	Demo gar	2,500	O				
10/23/2012	1344	Redo Bat	8,125	C				
3/12/2007	138	Redo Kit	4,000	C				
6/24/1993	279	Manual	5,000	C				SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/12/2017	Measured	DGM	D Mann
10/12/2017	Permit Visit	DGM	D Mann
4/19/2013	Info Fm Prmt	EMK	Ellen K
10/21/2008	Meas/Inspect	355	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106496
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7480		Sq. Ft.	Site		0	70.	0.86	8									451,081						451,100	

Total AC/HA:	0.17172	Total SF/SM:	7480	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	451,081	Spl Credit		Total:	451,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26764703
Const Adj.:	0.99989998
Adj $ / SQ:	120.414
Other Features:	108514
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390345
Depreciation:	121007
Depreciated Total:	269338

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	120.41
Special Features:	0	Val/Su Net:	75.65
Final Total:	269300	Val/Su SzAd	158.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,700	44.220	75,168
FFL	First Floor	1,700	120.410	204,705
WDK	Deck	160	12.250	1,960

Net Sketched Area:	3,560			Total:	281,833
Size Ad	1700	Gross Are	3560	FinArea	2890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0001-0009.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	